

THOMPSON-LISTON
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COPY

EXHIBIT 3

January 31, 2019

Robert Hassinger, Chairman
Grafton Planning Board
Grafton Memorial Municipal Center
30 Providence Road
Grafton, Massachusetts 01519

RECEIVED

FEB - 4 2019

PLANNING BOARD
GRAFTON, MA

Re: Definitive Subdivision filing for
Land at 88 Adams Road, Grafton, Massachusetts
Assessor's map 32 parcel 10

Dear Mr. Hassinger:

I want to identify the waivers that the Applicant will request for approval of the Flexible Subdivision Plans for this project. The waivers we will request from the Rules and Regulations Governing the Subdivision of Land in Grafton are as follows:

- 1) A waiver from section 4.1.2.1.b) which prohibits cuts or fills greater than 6 feet within a right of way to allow for cuts or fills greater than 6 feet on Stidsen Road.

This is justified by the need to for Stidsen Road to cross a wetland and just to the east of that pass over topography that rises more quickly than the road can match.

- 2) A waiver from section 4.1.3.6 which calls for intersections to be at least 600 feet apart to allow for the construction of Olive Circle in closer proximity to Adams Road and for the construction of Randolph Circle less than that distance from the intersection of Harvest Way and Stidsen Road in Westborough.

This is justified by the expected light traffic on Stidsen Road and the nature of the road layouts, not being such as to be likely to produce conflicting traffic movements.

- 3) A waiver from section 4.1.4.2.b) which calls for a 26 foot pavement width on a Minor Street B to allow for a 24 foot pavement width on Stidsen Road.

This is justified by DEP and conservation commission policies to minimize the creation of impervious surface and by experience that a 24 foot wide traveled way has proven to be adequate as well as having a traffic calming effect.

- 4) A waiver from section 4.1.6.3, which sets a maximum dead end street length of 500 feet to allow for Randolph Circle to be constructed to a length of 750 feet.

This is justified by experience with longer dead end roads and it is part of this road and lot layout which is creating much more open space than required while altering wetland in only one location and creating fewer lots than the conventional subdivision yield plan would have allowed.

- 5) A waiver from section 3.3.3.20, the requirement to show all existing trees with trunks over 12 inches diameter, measured 4 feet above ground, on the Tree Plan.

This is justified because this is a heavily wooded site, over its entirety and the expense of locating all these trees would not have added to the understanding of the project's impacts.

- 6) A waiver from section 4.2.1 and 4.2.2, the requirement for vertical granite curbing and cape cod bci berms in favor of sloped granite curbing in all locations.

This is justified by sloped granite curbing being as durable as vertical granite curbing and more so than cape cod bci berms while also being more forgiving of tires and snow plow blades.

- 7) A waiver from section 3.3.4.4, the requirement for test pits borings or soundings at the centerline of each proposed street at intervals of at least 200 feet.

This is justified by the fact that the applicant has already dug and had officially observed nearly 100 deep observation holes, many of them just off the side of the right of way for the lots' septic systems. These official deep holes confirmed the soil mapping that the eastern part of this site lies over Paxton series soils often termed "tills" and that there are areas of both extremely gravelly soils and some ledge at the beginning of Stidsen Road and in the area of Olive Circle. Additional borings would not add significantly to the knowledge of site soil conditions.

- 8) A waiver from section 5.5, the requirement that sidewalks be constructed of concrete in favor of bci sidewalks.

This is justified by the similar durability and lesser cost of bci sidewalks.

These waivers are also listed on the title sheet of the Definitive Subdivision Plans. If you have any questions, please don't hesitate to contact me. Thank you.

Sincerely,

Thompson-Liston Associates, Inc..



James Tetreault, PE

Cc: Casa Builders